

EXPENSE		Comments
ADMINISTRATIVE EXPENSE		
Accounting Fees	Hammernik & Associates - Annual Tax Return (1120-H Form)	
Bank Charges	Estimated Bank Charges for ACH Payment Fees	
Donation	Donation - Victory of the Lamb Lutheran Church	
Legal Expense	Kaman & Cusimano - Estimate	
Management Fee	NVC Management (12 hours per month) & Accounting Services	
Office Supplies	Estimated Annual Meeting Packets Copy & Mailing Charges	
Dues/Subscriptions	CAI Membership \$340 / DFI - Annual Stock Report \$25 / Condo Communities Website \$1428	
Insurance	Mid-State Insurance - Package Policy, Umbrella, D & O, Crime, plus WC at \$900, if interested.	
TOTAL ADMINISTRATIVE EXPENSE		
UTILITY EXPENSE		
Water/Sewer	Under budget in 2025, keep the same	
Electric-Common	Under budget in 2025, keep the same	
TOTAL UTILITY EXPENSE		
REPAIR AND MAINTENANCE EXPENSE		
Dryer Vent Cleaning	Dryer Vent Wizard	
Exterminating	Bourn Pest Solutions Contract \$2,220/yr w/opt \$1,380 Stinging Insects & \$1,495 Box Elders	
Fire System Expense	JF Ahern Fire Alarm System Contract \$16,921 - Antiquated system needing repairs Avg cost over last 5 years	
General Maintenance		
Common Area Expense	Tight Seal MKE, Bluemel's, The Mudjackers, Misc expenses. Avg cost over last 5 years	
Plumbing Expense	Avg cost over last 5 years	
TOTAL REPAIRS/MAINTENANCE		
GROUNDS		
Pond Maintenance	Estimate - Advanced Aquatics Specialists	
Snow Removal	Guaranteed pricing from 2023 Quote	
Landscape - Additional	Work outside of the Annual contract w/Bluemel's - Friendly Neighborhood Tree Service	
Landscape Contractor	Guaranteed pricing from 2023 Quote	
TOTAL GROUNDS		
RESERVE		
Transfer to Reserves		
TOTAL RESERVE		
TOTAL OPERATING EXPENSES		
NET PROFIT / LOSS		
RESERVE INCOME		
Reserve Interest		
Transfer from Income		
TOTAL RESERVE INCOME		
RESERVE EXPENSE SUMMARY		
Roof Replacement	Est for two roof replacements	
Asphalt Maint/Repairs	Est from Johnson & Son Paving	
Building Exterior	Est from Holton Brothers	
Concrete		
TOTAL RESERVE EXPENSE		